

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 4605 MANOR ROAD IN THE MLK
3 NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-
4 NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO COMMUNITY
5 COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD
6 PLAN (GR-MU-CO-NP) COMBINING DISTRICT.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to community commercial-mixed use-conditional overlay-neighborhood plan (GR-
13 MU-CO-NP) combining district on the property described in Zoning Case No. C14-06-
14 0057, on file at the Neighborhood Planning and Zoning Department, as follows:

15
16 Lot 1, Abundant Life Covenant Subdivision, a subdivision in the City of Austin,
17 Travis County, Texas, according to the map or plat of record in Document No.
18 200000350, of the Official Public Records of Travis County, Texas (the
19 "Property"),
20

21 locally known as 4605 Manor Road, in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".
23

24 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be
25 developed and used in accordance with the regulations established for the community
26 commercial (GR) base district and other applicable requirements of the City Code.
27

28 **PART 3.** The Property within the boundaries of the conditional overlay combining district
29 established by this ordinance is subject to the following conditions:
30

- 31 1. A site plan or building permit for the Property may not be approved, released, or
32 issued, if the completed development or uses of the Property, considered cumulatively
33 with all existing or previously authorized development and uses, generate traffic that
34 exceeds 2,000 trips per day.
35
- 36 2. Development of the Property may not exceed an impervious cover of 85 percent.
37

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3. A residential use of the Property may not be less than 20 percent or more than 80 percent of the total building square footage.
4. A non-residential use of the Property may not be less than 20 percent or more than 80 percent of the total building square footage.
5. The following uses are prohibited uses of the Property:
- | | |
|-------------------------------|----------------------------------|
| Automotive repair services | Automotive rentals |
| Automotive sales | Automotive washing (of any type) |
| Bail bond services | Community recreation (private) |
| Community recreation (public) | Guidance services |
| Off-site accessory parking | Pawn shop services |
| Residential treatment | Service station |
| Theater | |
6. Drive-in service use is prohibited as an accessory use to a commercial use.

PART 4. The Property is subject to Ordinance No. 021107-Z-12c that established the MLK neighborhood plan combining district.

PART 5. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006.

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§
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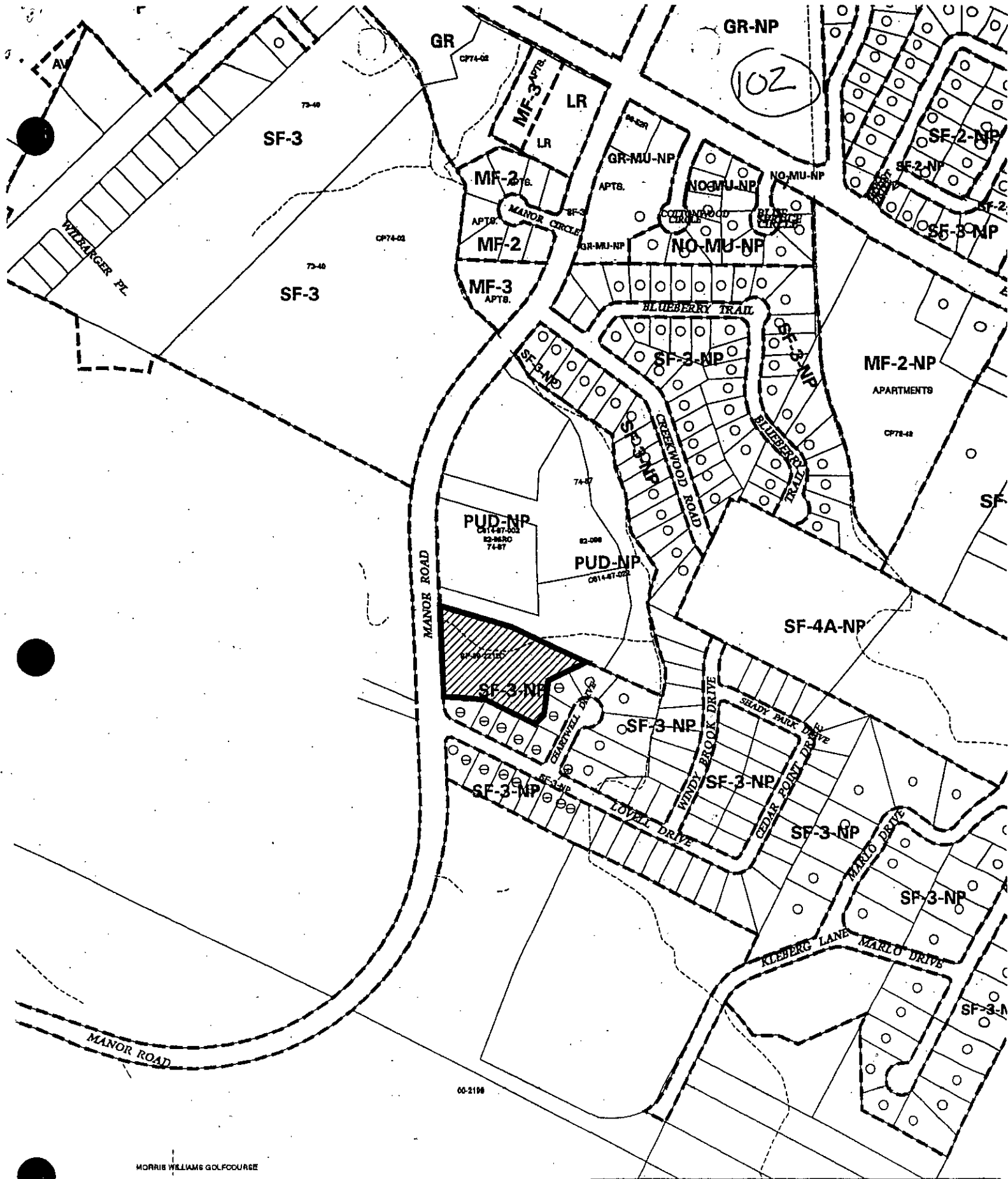
Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

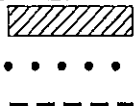
ATTEST:

Shirley A. Gentry
City Clerk



MORRIS WILLIAMS GOLFCOURSE

SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: R.HEIL



CASE #: C14-06-0057
 ADDRESS: 4605 MANOR RD.
 SUBJECT AREA (acres): 2.352

ZONING EXHIBIT A

DATE: 06-03

INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 L24

1" = 400'